

## **TOWN OF ARLINGTON**

### **MINUTES OF MEETING OF THE PERMANENT TOWN BUILDING COMMITTEE**

**TUESDAY, NOVEMBER 4, 2014**

Location: Town Hall Annex

Present: John Cole  
John Maher  
Alan Reedy  
Adam Chapdelaine  
Suzanne Robinson  
Bob Jefferson  
Mark Miano

Guests: Jeff Shaw  
Eric Ammondson  
Brian DeFelippis  
Burt Barachowitz

Absent: Mike Boujoulian  
Bill Hayner

Chairman Cole called the meeting to order at 7:30 PM.

#### **CENTRAL FIRE STATION**

D&S updated the Committee regarding the contractor's progress. In general the contractor is slightly behind schedule. There is a lot of activity on the site as the second floor is progressing rapidly. Insulation was completed last week and rough MEP is finishing up in a few weeks with the sprinkler contractor. BB&B's September schedule shows a 4-5 slip in the date of substantial completion, an October update is expected within the next week. A second leak test will be performed on Friday, November 7th, to attempt to locate the leaks above the second floor windows; the initial test did not expose a leak. D&S reported that BB&B plans to install the topping slab in the spring, off the critical path.

D&S noted that BB&B will be submitting their applications for payment in time for the second PBC meeting of the month (the third Tuesday) instead of the first meeting. PTBC reviewed the updated project budget. On a motion by Reedy, seconded by Chapdelaine, the Committee voted to approve PCO's #s 12, 14, 15, 16a, 16b and 17 as well as Change Order #2. The Town will look into powering the park lighting temporarily; the contractor will make the connection to permanent power. PMA stated that they are waiting on the revised price for the masonry sealer. After discussions with the mason the price should go down considerably.

Jeff Shaw noted that the project recently received the results from the Design Review by USGBC for the LEED submission. The project received all the credits that were pursued including all 10 energy efficiency credits. The project is currently on track for the LEED Gold.

A walkthrough on site will be held at 7PM prior to the next meeting of the Committee on November 18th.

## **COMMUNITY SAFETY BUILDING**

### Phase 2

Contractor's application for payment: Chairman Cole noted that the Town received a final application for payment from WES (#17). Ammondson stated that they have not seen this document. The Committee agreed to discuss this application in the next Executive Session.

### Phase 3

Budget: Ammondson presented the November 4, 2014, Design Development Estimate prepared by VJ Associates. The estimated base building cost is \$5,997,227 (escalated to mid-construction and including a 10% design contingency). The roof replacement was priced as an alternate for \$235,177. The estimate does not include APD costs for furniture, firing range upgrade, evidence processing equipment or security upgrades. Chairman Cole asked Ammondson to include these costs in the Owner's budget for review at the next meeting. Mr. Chapdelaine noted that the Capital Plan includes \$6.3 million for construction. The estimate includes approximately \$105,000 in additional costs for LEED-related equipment. The PTBC asked Ammondson to list major items in that scope now that were not in the 2010 Schematic Design Study. These include more extensive modifications to the booking and processing area, revisions to the first floor storage areas, upgrades to the men's locker room, upgrades to the atrium and design for LEED certification. On a motion by Reedy, seconded by Robinson, Invoice #2434 in the amount of \$37,965.00 from Ammondson was unanimously approved. Invoice #2435 from PMA in the amount of \$3,860.25 was placed on hold.

Roof Replacement: There was a discussion concerning the existing PVC roof was evaluated by Sarnafil prior to the Phase 2 project. It is under warranty until 2016 and is generally in acceptable condition. IR Scans were performed during Phase 2, and all areas found to have wet insulation were replaced. The PTBC may consider eliminating this work from the project.

Project Overview: M. O'Sullivan reviewed the design changes since the 2010 Study as well as the project phasing.

Town Equipment Standards: Mark Miano asked that the BMS system be specified as Johnson Controls. Ammondson is to have their mechanical engineer review proposed equipment with Mr. Miano. Mr. Miano also asked that the FACP be "Notifier" brand and the American Alarm provide security devices compatible with other Town buildings.

Owner's Project Manager: The PTBC agreed to have an OPM selected in time to review the 95% construction documents (mid-December, 2014).

Commissioning Agent: On a motion by Chapdelaine, seconded by Miano, the Committee voted to approve WSP as the Commissioning Agent. Ammondson noted that they will need to review the Design Development drawings and have a review meeting between Ammondson and the MEP engineer. The Design Development drawings will be posted to Ammondson's FTP site. Ammondson will provide access to ESP upon notification from the Town.

There was no Executive Session.

On a motion by Chapdelaine, seconded by Jefferson, a motion was made to adjourn and it was unanimously voted.

Respectfully submitted,

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John F. Maher, Clerk Pro Tem